

Full Path: \\P:\projects\01301324 McDONALD'S\Drawings\01301324 McDONALD'S - Bryan, TX\Bryan\Drawings\01301324 SITE PLAN.dwg

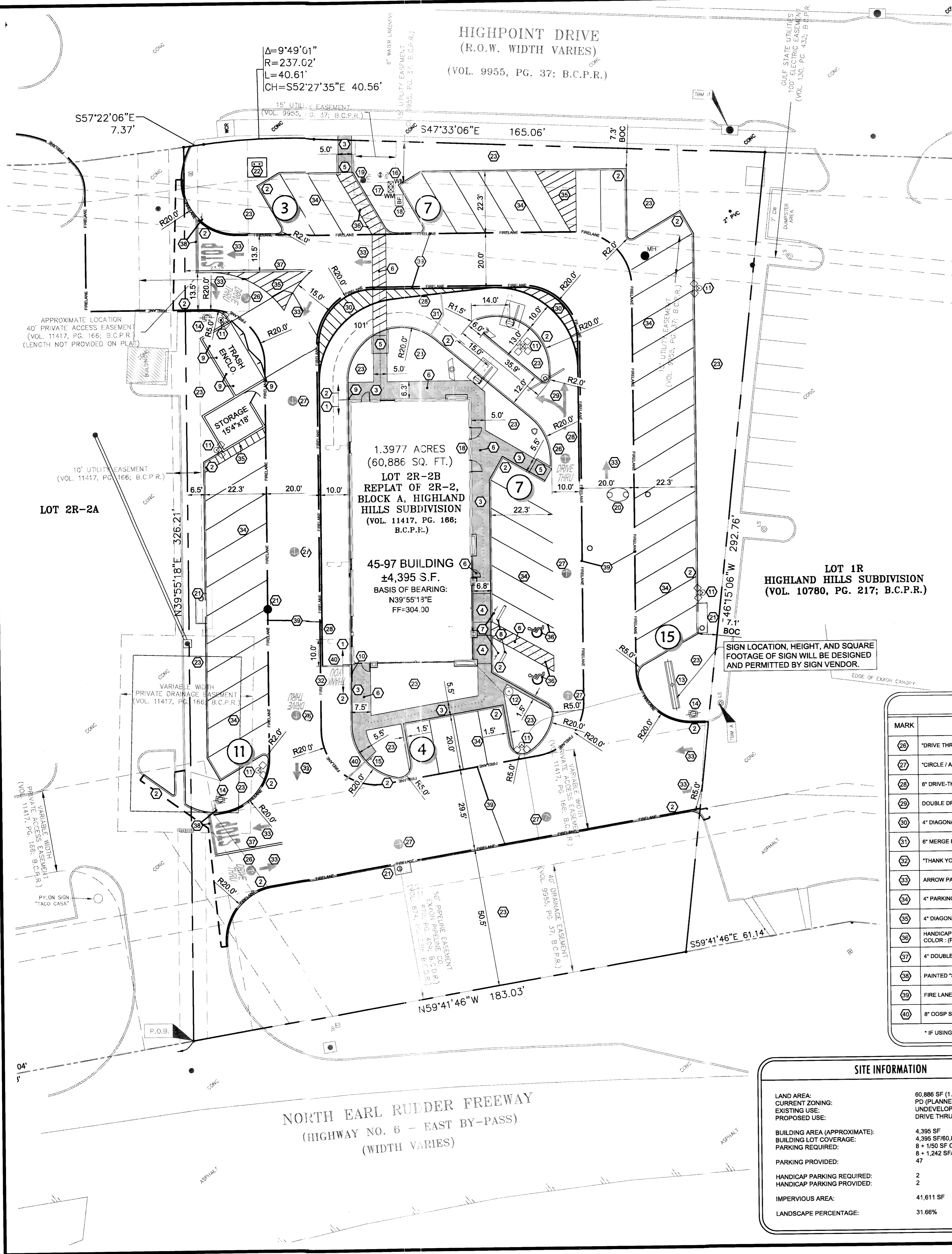
Plotted By: J. Hopper-McCormick

Plotted Time: 12/26/2013

Plotted Date: Friday, December 20, 2013

Plotted By: J. Hopper-McCormick

Filename: C:\GIS\BANKING



STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

- 1. ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.
- 2. EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
- 3. ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.

CURB RAMP:

- 4. RAMP EXCEEDING 6" IN RISE (EXCLUDING CURB RAMP) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMP.
- 5. IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMP SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)
- 6. BOTTOM LANDINGS FOR RAMP SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.
- 7. RAMP SHALL NOT EXCEED A 1:12 SLOPE

SIDEWALKS AND ACCESSIBLE ROUTES:

- 8. SIDEWALKS MUST BE AT LEAST 36" WIDE
- 9. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)
- 10. LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

OWNER INFORMATION

McDONALD'S USA, LLC
HOUSTON REGION
5310 WOODALL COURT
COLLEGE STATION, TX 77845
(979) 587-0304
CONTACT: CARL AMOR

HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH WORLD WIDE COMPANY, OAKBROOK, IL PH# 1-800-937-7671

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

NOTICE TO CONTRACTOR

- 1. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
- 2. TRASH ENCLOSURE FINISH TO MATCH BUILDING. REFER TO SHEET T-1 FOR FOUNDATION DESIGN
- 3. LOCATION OF I.D. SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLYING REQUIREMENTS PRIOR TO SETTING.
- 4. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @ NON DRIVE THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
4	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C10.3 STANDARD DETAILS)
5	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C10.1 STANDARD DETAILS)
6	HANDICAP ACCESSIBLE ROUTE
7	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
8	CONCRETE WHEEL STOP (RE: C10.3 STANDARD DETAILS)
9	BOLLARD (RE: C10.1 STANDARD DETAILS)
10	HANDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
11	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
12	FLAG POLE
13	ROAD SIGN (POLE)
14	McDONALD'S DIRECTIONAL SIGN
15	OOSP SIGN
16	DOMESTIC WATER METER
17	IRRIGATION WATER METER
18	BACK FLOW PREVENTION DEVICE (RE: C8.0 UTILITY PLAN)
19	EXISTING FIRE HYDRANT
20	GREASE INTERCEPTOR (RE: C8.0 UTILITY PLAN)
21	DRAINAGE STRUCTURE (RE: DRAINAGE PLAN)
22	PAD MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
23	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
24	NOT USED
25	NOT USED

PAVEMENT MARKING LEGEND	
MARK	MARK DESCRIPTION
26	"DRIVE THRU" WITH "CIRCLE/ARROW" - COLOR: YELLOW
27	"CIRCLE / ARROW" - COLOR: YELLOW
28	6" DRIVE-THRU STRIPING - COLOR: YELLOW
29	DOUBLE DRIVE-THRU "ARROW" MARKING - COLOR: YELLOW
30	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR: YELLOW
31	6" MERGE POINT - COLOR: YELLOW
32	"THANK YOU" AT END PATH - COLOR: YELLOW
33	ARROW PATH DIRECTION - COLOR: YELLOW *
34	4" PARKING STALL STRIPING - COLOR: YELLOW (TYP) *
35	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR: YELLOW *
36	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR: (PER STATE/CITY REQUIREMENTS)
37	4" DOUBLE LANE DIVIDER STRIPING - COLOR: YELLOW (TYP)
38	PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR: YELLOW *
39	FIRE LANE STRIPING PER CITY OF BRYAN FIRE CODE STANDARDS
40	8" OOSP STRIPING - COLOR: YELLOW
* IF USING ASPHALT PAVEMENT, COLOR: WHITE	

SITE INFORMATION

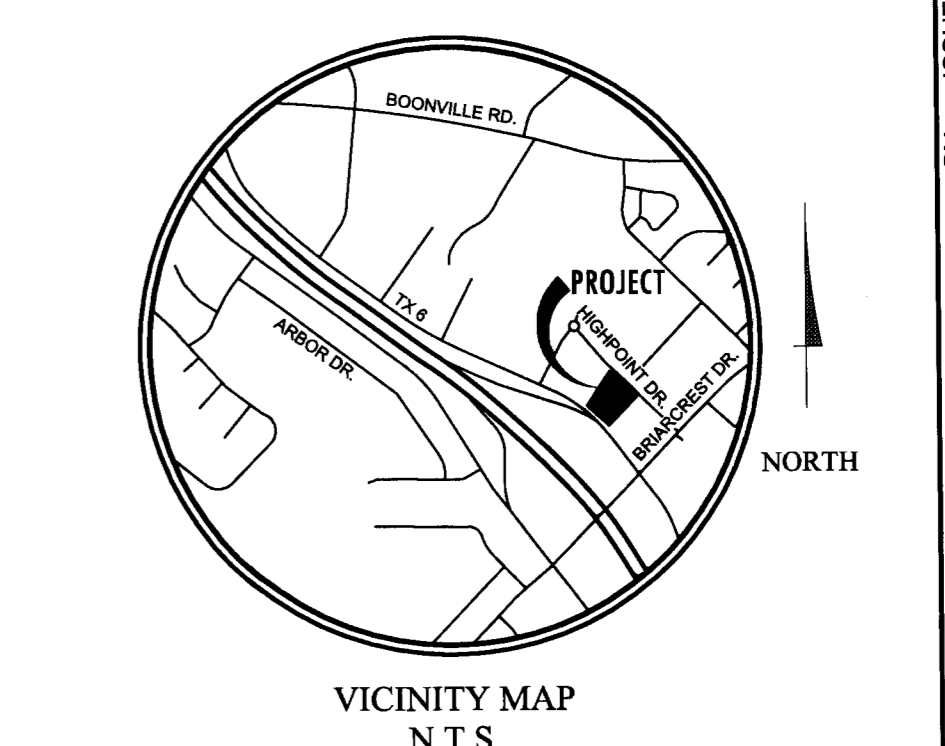
LAND AREA:	60,886 SF (1.3977 AC)
CURRENT ZONING:	PD (PLANNED DEVELOPMENT)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	DRIVE THRU RESTAURANT
BUILDING AREA (APPROXIMATE):	4,395 SF
BUILDING LOT COVERAGE:	4,395 SF/60,886 SF = 7.22%
PARKING REQUIRED:	8 + 1/50 SF OF SEATING AREA
	8 + 1,242 SF/50 SF = 33 SPACES
PARKING PROVIDED:	47
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
IMPERVIOUS AREA:	41,611 SF
LANDSCAPE PERCENTAGE:	31.66%

BENCHMARK DESCRIPTION

MONUMENT GPS-32 IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED WEST OF THE BOONVILLE CEMETERY PARKING LOT, APPROXIMATELY 38.5' NORTH OF HIGHWAY 158. ELEVATION = 316.75' (NAVD 1988)

TBM A: BOX CUT ON LIGHT STANDARD BASE ALONG EXXON PROPERTY LINE, AS SHOWN. ELEVATION = 301.83'

TBM B: BOX CUT ON H2-INLET ALONG SOUTH SIDE OF HIGHPOINT DRIVE, AS SHOWN. ELEVATION = 304.47'



- GENERAL NOTES**
1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
 2. 3/4" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
 3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
 4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier.
 5. General contractor shall coordinate with flag pole supplier prior to construction.
 6. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and routing.
 7. General Contractor must provide exact "as built" information upon completion.
 8. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundlevel.
 9. Curb elevations shall be 8" above finish pavement unless noted otherwise.
 10. All landscape areas shall be rough graded to 8" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
 11. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
 12. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
 13. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing of inspections will be required prior to their acceptance of work.
 14. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
 15. Sidewalks around building shall have same subgrade preparation as building foundation.
 16. All materials and construction within easements and R.O.W. shall conform to all governing authority's jurisdictional standard construction details and specifications. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (pads), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
 17. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
 18. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION	
NOTE: ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY:	VERIFY W/MCDONALD'S: ASPHALT: <input type="checkbox"/> CONCRETE: <input checked="" type="checkbox"/>
	CONTRACTOR TO BID: ASPHALT: <input type="checkbox"/> CONCRETE: <input checked="" type="checkbox"/>
	TERRACON CONSULTANTS, INC.
	NOVEMBER 8, 2013
	PROJECT NO. A1135036

ASPHALT PAVEMENT RECOMMENDATIONS - ALTERNATE BID			
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY	
Asphalt Surface Course	2"	2.5"	
Base Material	6"	10"	
Treated Subgrade	6"	6"	
CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID			
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY	
Portland Cement Concrete P/MT	6"	8"	
Treated Subgrade	6"	6"	

- PAVEMENT NOTES**
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED NOVEMBER 8, 2013. PROJECT NUMBER A1135036.
 2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 8 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT.
 3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN CHEMICALLY TREATED IN ACCORDANCE WITH SECTION 4.5 OF THE REPORT AND PROPERLY COMPACTED FINE GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
 5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
 6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
 7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W. (LIGHT DUTY) AND #4 BARS @ 18" O.C.E.W. (HEAVY DUTY AND DUMPS). NOTE BASE MATERIAL FOR ASPHALT OPTION TO BE TxDOT ITEM 247, TYPE A OR D, GRADE I COMPACTED TO 95% MODIFIED PROCTOR (ASTM 1557).
 8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
 9. THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS A SUBSTITUTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/WORK REQUIREMENTS.

SURVEY INFORMATION

PREPARED BY: TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAYFORD, TX 77477
(281) 491-2525
DATE: 12/16/13

LEGAL DESCRIPTION: A 1.3977 ACRE TRACT OF LAND, BEING ALL OF LOT 28-2B, REPLAT OF 28-2, BLOCK A, HIGHLAND HILLS SUBDIVISION, VOL. 11417, PG. 166, B.C.P.R.

PLAN SCALE: 1" = 20' DEC 26 2013

HIGHLAND HILLS SUBDIVISION
STREET ADDRESS
NEC OF HWY 6 & BRIARCREST

CITY: BRYAN STATE: TX

COUNTY: BRAZOS SURVEY: JOHN AUSTIN ABSTRACT NO. 2

L/C NUMBER: 042-3082 CORPORATE DWG. NAME: SITE PLAN

PLAN APPROVALS		CO-SIGN SIGNATURES	
SIGNATURE (2 REQUIRED)	DATE	SIGNATURE	DATE
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
STATUS		DATE	
DATE DRAWN		DEC 2013	
PLAN CHECKED		12/19/13	
AS-BUILT		DWL	
C4.0			

Adams
910 S. Kimball Avenue • Southlake, Texas 76092 • (817) 336-3300

12.20.13

STATE OF TEXAS
COUNTY OF TARRANT
PROFESSIONAL ENGINEER
G. ROBERT ADAMS
86184

McDONALD'S
NEC OF HWY 6 & BRIARCREST
BRYAN, TX

ADAMS ENGINEERING NO. 2013-294

